



Gregson Gardens,
Toton, Nottingham
NG9 6LR

£295,000 Freehold



THIS IS A TWO BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA.

Being located on Gregson Gardens, this detached bungalow offers a lovely home, which since being originally built has been altered to change the position of the second bedroom with the kitchen now being positioned at the rear of the bungalow and this connects to the garden room which also provides a separate dining area. For the size and layout of the bungalow and privacy of the Southerly facing rear gardens to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this property for themselves. The property is well placed for easy access to the many local amenities and facilities which are within easy reach of the bungalow and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property was originally constructed by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. In brief the accommodation includes a reception hall, lounge, inner hall which leads to the kitchen and from the kitchen there are double opening doors leading into the garden room/dining area off the kitchen. There are two good size bedrooms and a fully tiled bathroom and outside there is a brick detached garage positioned to the right hand side of the bungalow and gardens which have been landscaped and designed to help keep maintenance to a minimum. The gardens are an important feature of the property with there being a wide pathway to the left hand side of the bungalow where there is a large wooden shed positioned and at the rear there is also a potting shed behind the garage with the external buildings remaining at the property when it is sold.

The property is within easy reach of the Tesco store on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at Chilwell Retail Park where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Wood grain effect UPVC front door with inset opaque glazed panel and matching side panel leading to:

Reception Hall

Cornice to the wall and ceiling, cloaks hanging and door leading to:

Lounge/Sitting Room

18' x 11' approx (5.49m x 3.35m approx)

The main reception room has a double glazed window to the front and a double glazed eye level window to the side, Adam style fireplace with an inset and hearth, cornice to the wall and ceiling, two wall lights, radiator and door with inset glazed panel and matching side panel leading to:

Inner Hall

Having cornice to the wall and ceiling, hatch with ladder to the loft and a Worcester Bosch boiler housed in a built-in airing/storage cupboard.

Kitchen

9' x 9' approx (2.74m x 2.74m approx)

The kitchen is positioned at the rear of the bungalow and has a stainless steel sink with a mixer tap set in a work surface with space and plumbing for an automatic washing machine, cupboards and drawers below, spaces for a dishwasher and oven, matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed window to the side, recessed lighting to the ceiling, cornice to the wall and ceiling, radiator, housing for a fridge with shelved cupboards above and double glazed, double opening French doors leading to:

Garden Room

9' x 9' approx (2.74m x 2.74m approx)

The garden room has a solid roof and a full height double glazed door leading out to the garden, double glazed windows with fitted blinds to three sides, radiator and tiled flooring.

Bedroom 1

11' plus wardrobes x 11' approx (3.35m plus wardrobes x 3.35m approx)

Double glazed window to the rear, radiator and a range of built-in wardrobes to one wall.

Bedroom 2

12' x 8'10 approx (3.66m x 2.69m approx)

Double glazed window to the front, door with a double glazed inset panel and a matching side window leading out to the side of the property. sink with a mixer tap and tiled splashback with a double cupboard under, double shelved wall cupboard and the electric consumer unit is mounted on the wall in this bedroom.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap and a shower over with a shelf and towel rail to one wall, pedestal wash hand basin with a mixer tap and low flush w.c., tiled flooring, opaque double glazed window, radiator and shelved wall cabinet.

Outside

At the front of the property there is a block paved driveway leading through double gates to the right of the bungalow with the drive

extending to the garage that is positioned to the rear, there is a pebbled area with a circular bed in front of the bungalow, a path with a border to the side and a path leads in front of the bungalow to a gate which provides access down the left hand side, fencing to the left hand boundary and a low level fence to the right and there is an outside light by the front door.

At the rear of the bungalow there is a slabbed patio with a pergola over, a part pebbled area with borders to two sides and a path leads to the side door of the garage, there is fencing to the boundaries and a potting shed behind the garage is positioned on a slabbed base.

A wide path continues to the left hand side of the property where there is a large wooden shed, the bin storage area and there is a gate providing access out to the front of the bungalow.

Garage

16' x 8' approx (4.88m x 2.44m approx)

The brick built garage has a pitched tiled roof, up and over door at the front, half double glazed door to the side, power and lighting is provided, there is storage in the roof space and shelving to two walls.

Potting Shed

8' x 6' approx (2.44m x 1.83m approx)

Wooden Storage Shed

12' x 5' approx (3.66m x 1.52m approx)

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left onto High Road which then becomes Stapleford Lane. At the next main set of lights turn right onto Swiney Way and Gregson Gardens can be found some way round on the right hand side.

8307AMMP

Council Tax

Broxtowe Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Skt, Virgin

Broadband Speed - Standard 8mbps Superfast 56mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

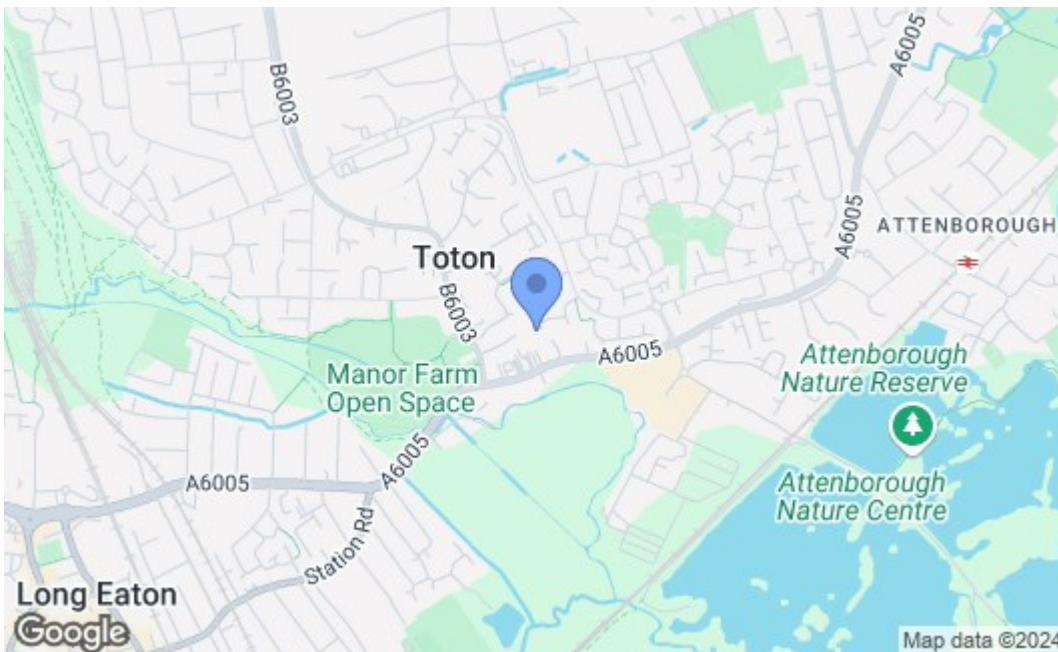
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.